



- END OF TERRACE
- FOUR BEDROOMS
- TWO RECEPTIONS
- EN SUITE SHOWER ROOM

Cherry Tree Road, Hoddesdon, EN11 9JS

PRICE: £495,000 FREEHOLD

Deceptively spacious and well presented four bedroom end of terrace residence situated within a cul de sac location being within easy access of the town centre and local amenities. Features include en suite shower room, garden room/home office and summerhouse. An internal viewing is strongly recommended.



Property Description

Nestled in a quiet Cul de sac and overlooking a green an opportunity to purchase this deceptively spacious residence being within easy access of local schools and the town centre with an array of shops, eateries and bi-weekly market.

Rye House mainline BR station is within easy access for direct access into central London and for the motorist the property is within easy access of the A10.

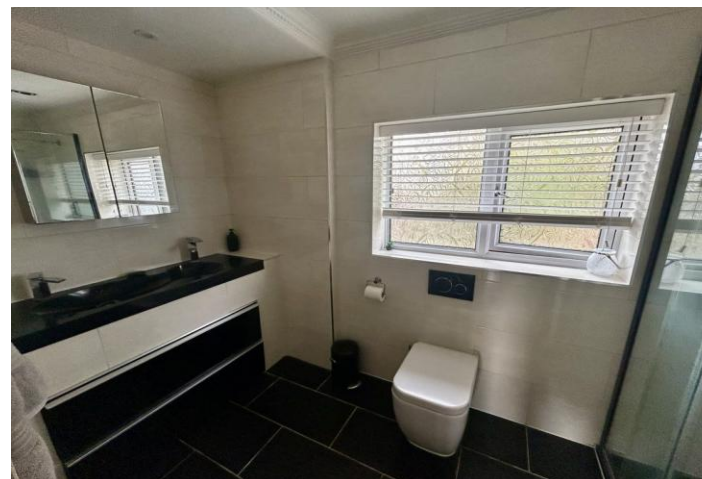
For those recreational purposes both Barclay Park and Rye Park are easily accessible.

The property is arranged over three levels and accommodation to the ground floor comprises a generous size entrance hall with a cloak cupboard, stairs leading to the first floor level and providing access to the lounge and kitchen.

The lounge has hardwood flooring overlooks the front aspect, the kitchen has a range of fitted wall and base units with contrasting work surfaces and space for a Range style cooker and overlooks the rear garden and provides access to the dining room which is light and airy with French doors leading to the rear garden.

The first floor comprises a landing, three bedrooms and a shower room. Bedroom two has fitted wardrobes, bedroom three has a built in cupboard and bedroom four has a walk in wardrobe.

A fully tiled shower room with his and hers sink unit, low level WC with concealed cistern and shower enclosure complete this level.





Bedroom one/loft room is light and airy with velux windows to the front and a window overlooking the rear allow for plenty of natural light with a range of fitted base cupboards with drawers and dresser, leading to the modern en-suite shower room which is fully tiled with a feature wash hand basin, low level WC and shower enclosure.

The rear garden is two tier and has been designed with enjoyment and relaxation in mind the lower tier is mainly paved with a decorative shingle area and flowerbed with shrubs, with a retaining wall and steps leading to the upper tier. To the side you have a pergola leading to a home office/garden room currently being used as a salon.

The upper tier comprises a Summerhouse currently being used as a gym with a separate kitchen area with timber decking and lawn area.



ENTRANCE HALL

10' 8" x 8' 4" (3.25m x 2.54m)

LOUNGE

13' x 12' 8" (3.96m x 3.86m)

KITCHEN

15' 00" x 10' 9 Max" (4.57m x 3.28m)

DINING ROOM

10' 2" x 8' 3" (3.1m x 2.51m)

LANDING

9' 3" x 5' 2" (2.82m x 1.57m)

BEDROOM TWO

12' 10 Max" x 10' 5" (3.91m x 3.18m)

BEDROOM THREE

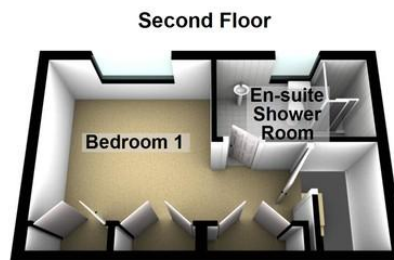
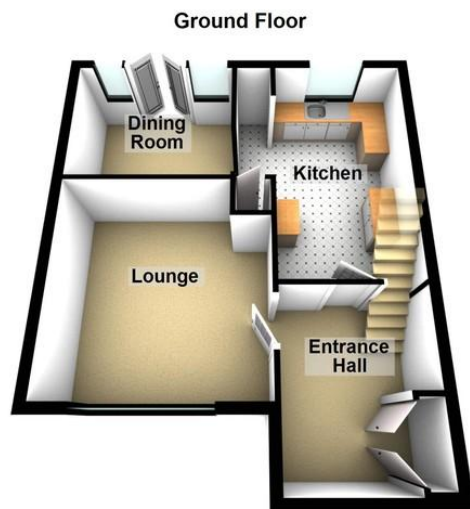
12' 10 Max" x 8' 3" (3.91m x 2.51m)

BEDROOM FOUR

7' 8" x 7' 10" (2.34m x 2.39m)

SHOWER ROOM





10' 10" x 5' 4" (3.3m x 1.63m)

BEDROOM ONE/LOFT ROOM

15' 8 Max" x 11' 9" (4.78m x 3.58m)

ENSUITE SHOWER

9' 4" x 5' 2" (2.84m x 1.57m)

REAR GARDEN

CHARGES

Council Tax Broxbourne Borough Council Band D

Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - Outfox Energy

Water - Mains - Affinity

Sewage - Mains - Affinity

Heating - Gas Central Heating

Broadband - Sky

Mobile Signal and Coverage Vodafone Three EE O2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements